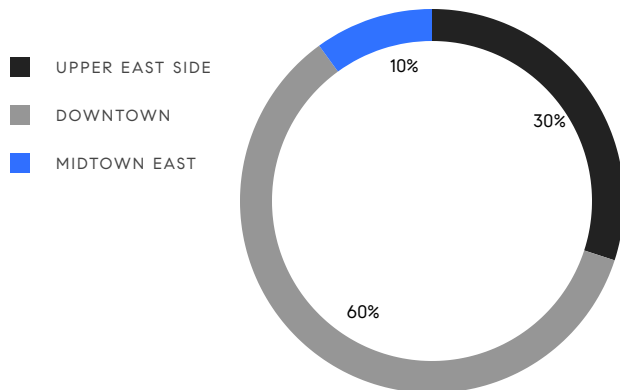


MANHATTAN WEEKLY LUXURY REPORT



63 W 17TH ST #7A, BY GREENHOUSE USA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



10
CONTRACTS SIGNED
THIS WEEK

\$109,595,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 10 contracts signed this week, made up of 7 condos, and 3 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$10,959,500

AVERAGE ASKING PRICE

\$8,645,000

MEDIAN ASKING PRICE

\$2,628

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$109,595,000

TOTAL VOLUME

173

AVERAGE DAYS ON MARKET

15 East 90th Street on the Upper East Side entered contract this week, with a last asking price of \$29,500,000. Renovated and modernized in 2022, this nearly 26-foot-wide townhouse spans 12,173 square feet with 5 beds and 5 full baths. It features an elevator covering all floors, a marble reception room, original ceiling murals, a spacious chef's kitchen, a lower level equipped with two gyms, multiple wood-burning fireplaces, a primary bedroom with en-suite quartz bath, a top-floor lounge, steam shower and sauna, new hardwood floors throughout, and much more.

Also signed this week was Unit PHW at 325 West Broadway in SoHo, with a last asking price of \$18,500,000. Built in 2016, this condo unit spans 4,406 square feet with 4 beds and 4 full baths. It features a 718 square foot private terrace, hand-crafted plaster medallions and soffit edges throughout, a living area with a gas fireplace and wet bar, oversized windows, iconic landmark views, a custom-designed kitchen with white lacquer cabinetry and marble island, wide-plank white oak floors, high ceilings, and much more. The building provides a full-time doorman, a concierge, a fitness center, a bike room, and many other amenities.

7

CONDO DEAL(S)

0

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$9,021,429

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$15,481,667

AVERAGE ASKING PRICE

\$8,295,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$8,995,000

MEDIAN ASKING PRICE

\$2,744

AVERAGE PPSF

\$2,357

AVERAGE PPSF

3,218

AVERAGE SQFT

6,538

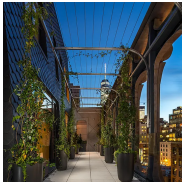
AVERAGE SQFT



15 EAST 90TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$29,500,000	INITIAL	\$29,500,000
SQFT	12,173	PPSF	\$2,424	BEDS	5	BATHS	5
FEES	\$11,445	DOM	136				



325 WEST BROADWAY #PHW

Soho

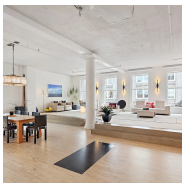
TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,500,000	INITIAL	\$18,500,000
SQFT	4,406	PPSF	\$4,199	BEDS	4	BATHS	4.5
FEES	\$15,539	DOM	39				



225 EAST 19TH ST #16A

Gramercy

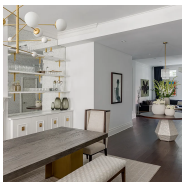
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,385,000	INITIAL	\$9,385,000
SQFT	3,183	PPSF	\$2,949	BEDS	3	BATHS	4
FEES	\$9,241	DOM	363				



158 MERCER ST #6B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	4,600	PPSF	\$2,011	BEDS	5	BATHS	4
FEES	\$10,270	DOM	37				



150 WAVERLY PL

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,900,000
SQFT	3,300	PPSF	\$2,726	BEDS	4	BATHS	3
FEES	\$4,061	DOM	153				



138 EAST 50TH ST #TR60

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,295,000	INITIAL	\$8,295,000
SQFT	2,756	PPSF	\$3,010	BEDS	4	BATHS	4
FEES	\$8,445	DOM	152				

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19 CHARLTON ST

Hudson Square

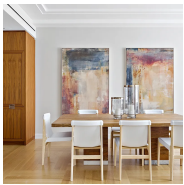
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	4,140	PPSF	\$1,921	BEDS	7	BATHS	5.5
FEES	\$2,848	DOM	45				



350 WEST BROADWAY #6

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$8,500,000
SQFT	2,875	PPSF	\$2,260	BEDS	3	BATHS	3.5
FEES	\$14,648	DOM	201				



1289 LEXINGTON AVE #12D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	\$5,875,000
SQFT	2,447	PPSF	\$2,401	BEDS	3	BATHS	3
FEES	\$7,508	DOM	N/A				



737 PARK AVE #7A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$7,450,000
SQFT	2,255	PPSF	\$2,373	BEDS	3	BATHS	3.5
FEES	\$5,474	DOM	425				

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